

Economic Development

in Beaverton

October 4, 2005

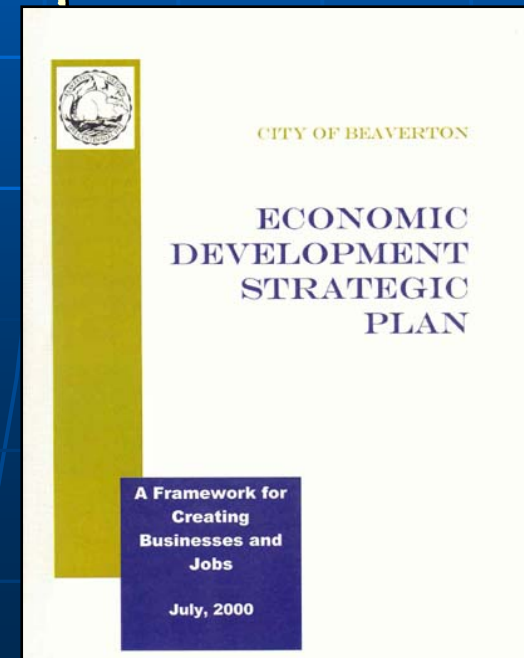
What is Economic Development?

- Implement City's Economic Development Strategic Plan

Citywide business retention, expansion
and recruitment

Focus on Innovation

Downtown Redevelopment



Some Facts About Beaverton

- Rapidly Growing Population
30,000 in 1980; over 80,000 today
- Highly Diverse
More than 1 in 5 classify themselves as non-white

More than 1 in 6 born outside US

Significant countries of birth: Mexico, India,
Korea, China, Vietnam, Iran, Canada

Some Facts About Beaverton

- Highly Educated
Nearly 40% have a college degree
- Growing Poverty Rates
Both persons living below poverty line, and children living in poverty are lower than state as a whole, but growing

Washington County Economy

- July, 2005 unemployment rate = 5.6%

the lowest July rate since July 2001
when it was 5.4%

- Peak unemployment rate was in June, 2003 at 8.6%

Washington County Economy

- Covered Employment

From 2001 to 2003, covered employment decreased by 4.1% (9,373 jobs).

In 2004, gained 5,100 jobs

Job growth strong in 2005, but most industries remain below 2001 prerecession levels.

- 2004 over 2003 - 2.3% employment growth

spring, 2005 over spring, 2004 - 5.4% growth

Washington County Economy

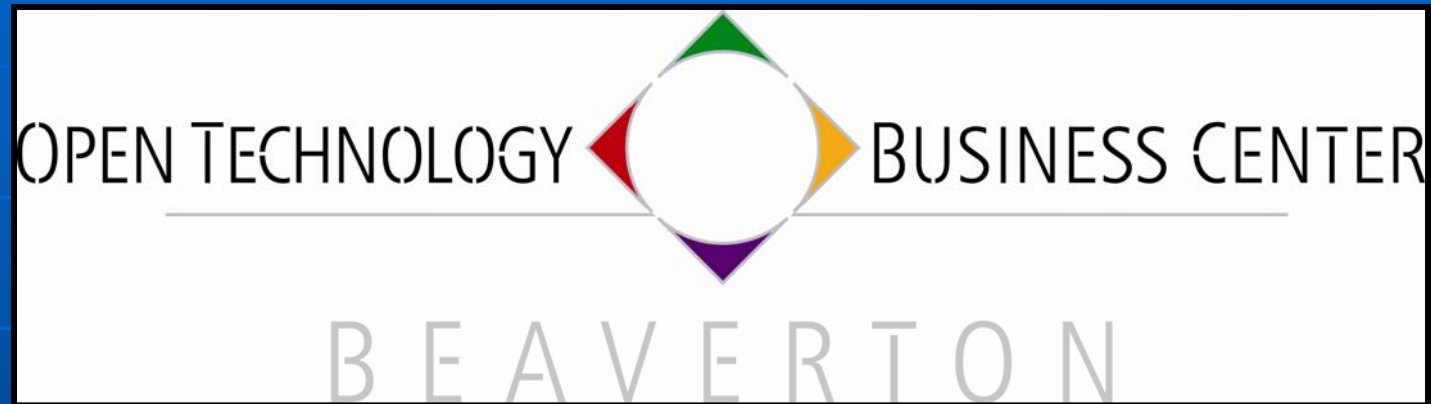
- Computer and electronic manufacturing showed signs of recovery compared to last year.

However, employment in this important industry was still down by 15.6% compared with 2001.

Washington County Economy

- Washington County has 64 percent of Oregon's computer and electronic product manufacturing employment.
- As a result, the county had the state's highest average annual wage in 2004 at \$45,757 compared with \$35,621 statewide.

Open Technology Business Center



- City provided seed funding
- Non-profit corporation
- Start up assistance for Open Technology companies



Why Focus on Downtown Redevelopment

- Importance of a central city to create a sense of place to a community
- Regional Center ~ Where highest density jobs and housing will occur
- Development styles expensive to build with multiple stories and structured parking
- Historic center of town

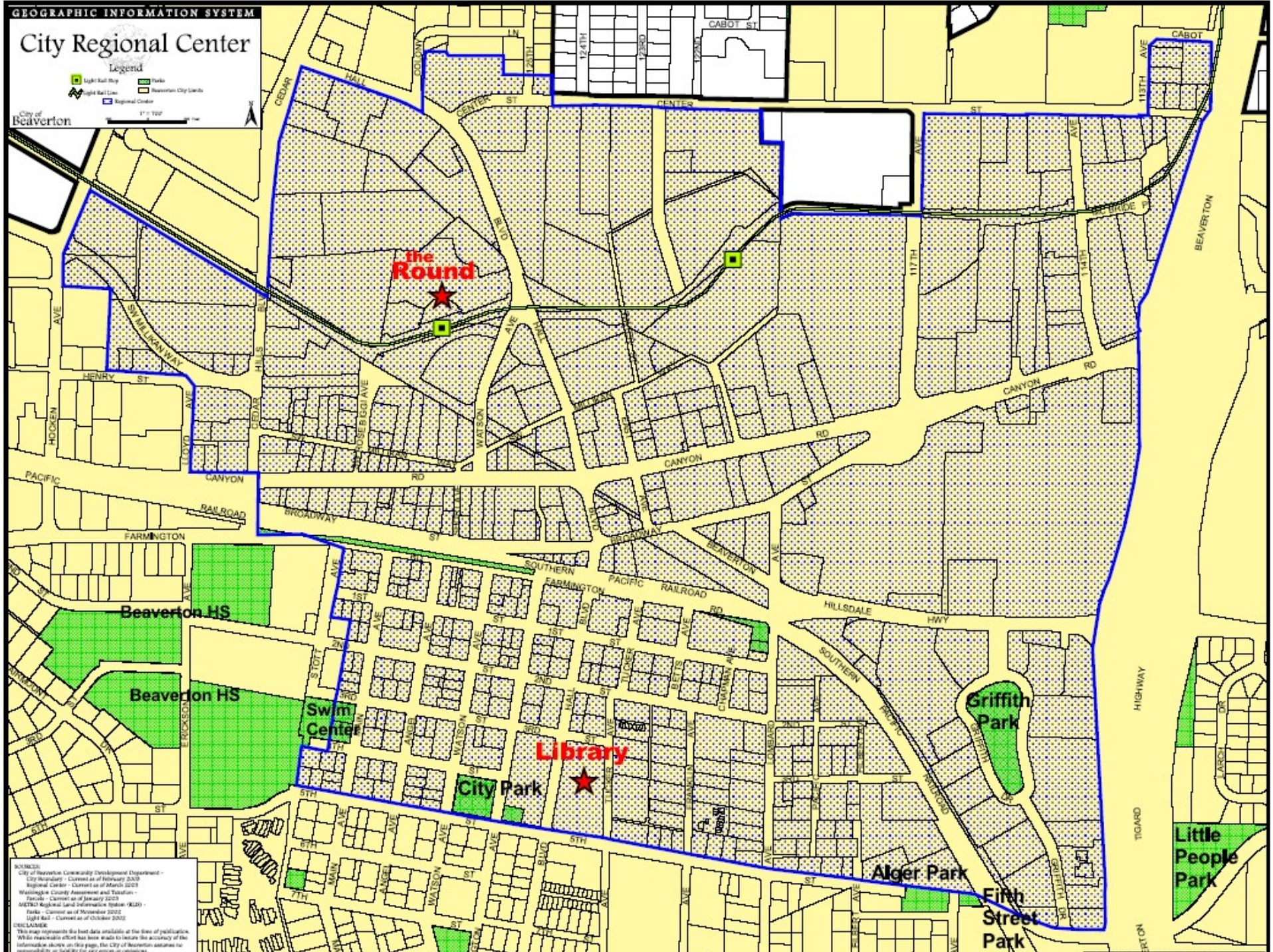
GEOGRAPHIC INFORMATION SYSTEM

City Regional Center

- Legend**
- Light Rail Stop
 - Parks
 - Beaver City Limits
 - Regional Center

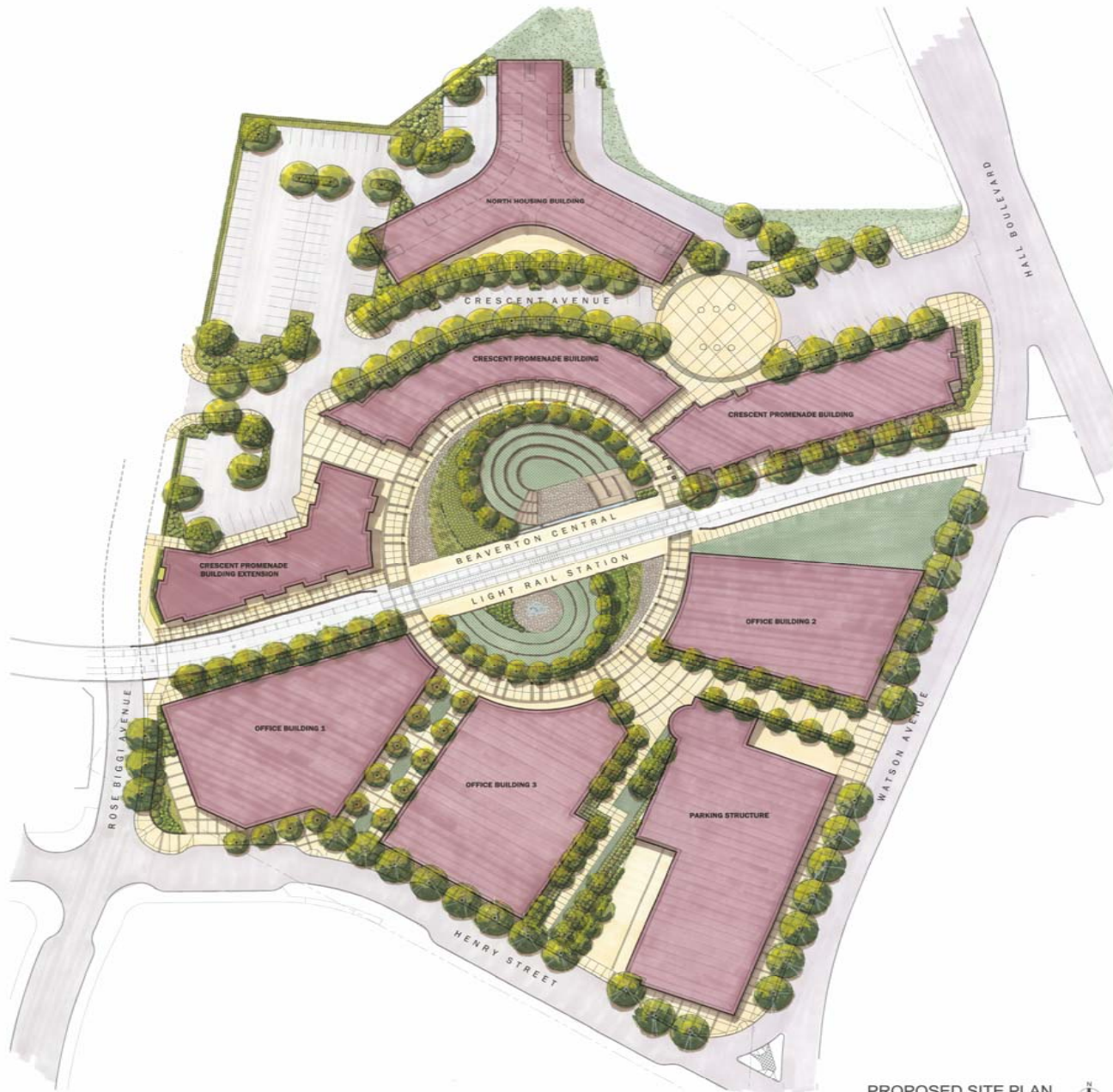
City of Beaverton

1" = 100'



SOURCES:
 City of Beaverton Community Development Department -
 City Boundary - Current as of February 2003
 Regional Center - Current as of March 2003
 Washington County Assessment and Taxation -
 Parcel - Current as of January 2003
 METRC Regional Land Information System (RLIS) -
 Parks - Current as of November 2002
 Light Rail - Current as of October 2002

DISCLAIMER:
 This map represents the best data available at the time of publication.
 While reasonable effort has been made to insure the accuracy of the
 information shown on this page, the City of Beaverton assumes no
 responsibility or liability for any errors or omissions.



PROPOSED SITE PLAN

SCALE: 1"=30'-0"



the Round at
Beaverton Central
BEAVERTON OREGON

WARE MALCOMB
ARCHITECTS

KURAHASHI
& ASSOCIATES, INC.

ATLAS
LANDSCAPE ARCHITECTURE

Beaverton Round

- Time Schedule for New Buildings

Parking Structure Under Construction

By next summer (2006) – remaining Office Building on south side of tracks and an Office Building north of tracks

By summer 2007 – final Office Building north of tracks and Parking Structure north of tracks

The Round



The Round



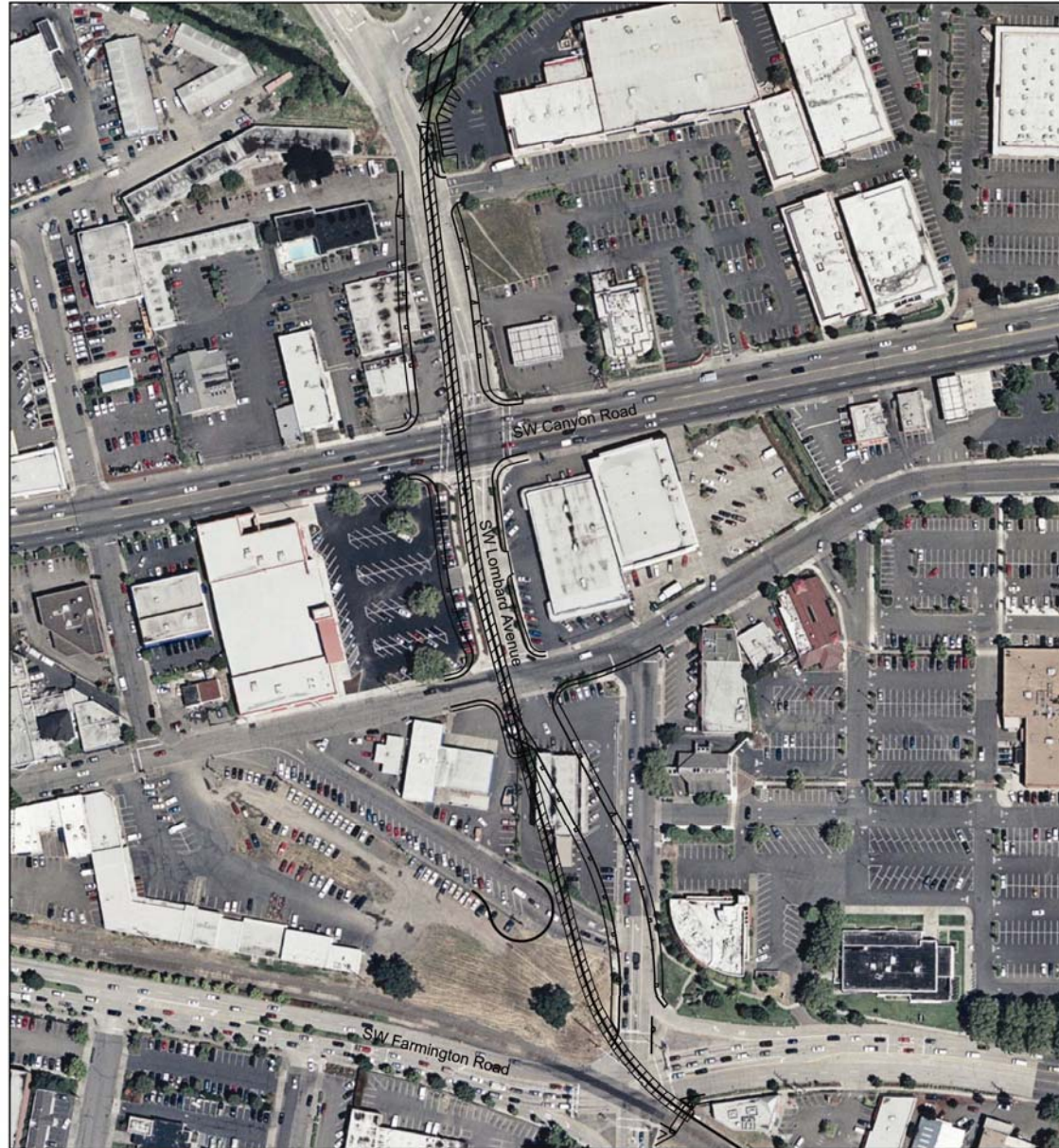
new parking structure

The Round



next office building

Commuter Rail Route in Downtown Beaverton



Commuter Rail Time Schedule (best case)



Commence Construction
Early Fall, 2006

Complete Construction
September, 2008



Pedestrian Improvements



Hall Watson Corridor Sample Problems

Pedestrian Improvements



City Park Kiosk at 5th & Hall

Pedestrian Improvements



Public Art Installation
Farmington and Hall

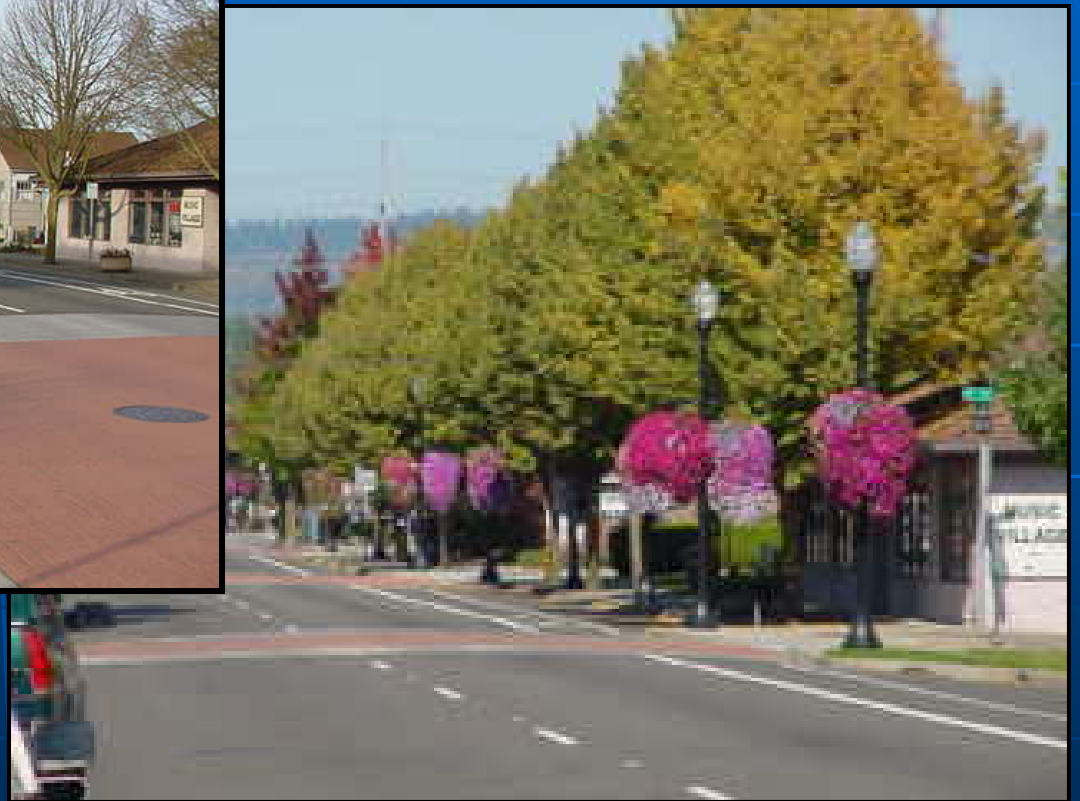


Pedestrian Improvements



Replacing Obsolete Street Furniture

Pedestrian Improvements



Safer Intersections and Flower Baskets

Farmer's Market



Old Town Revitalization



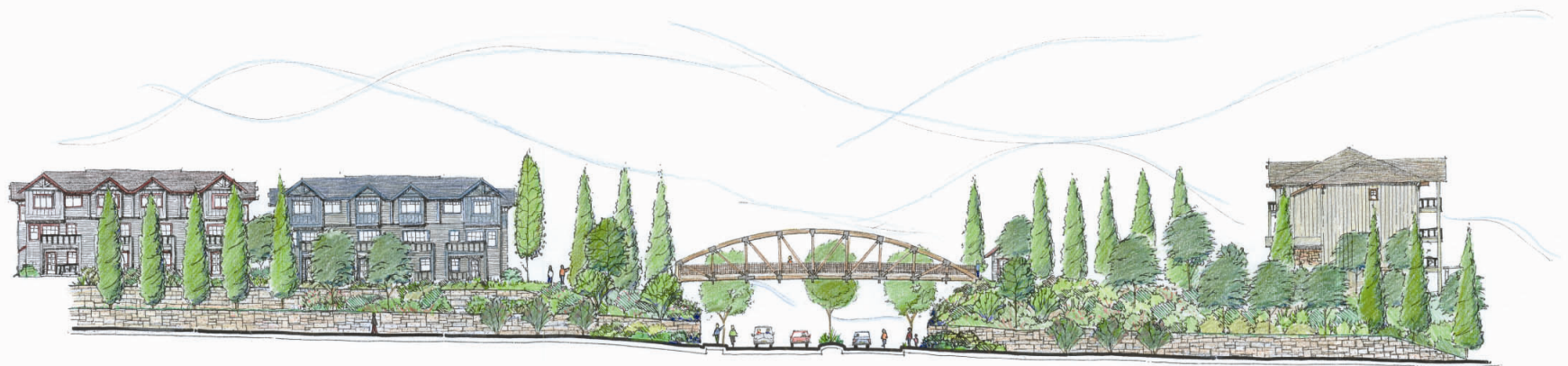
Clinic/Housing Project 1st & Angel

Downtown Storefront Improvement Program



- Portions of Old Town
- Up to \$20,000 matching grant
- Can improve such things as street-facing façades, exterior lighting, canopies and awnings, painting and masonry, architectural signage.

Projects Around Town



TEUFFEL NURSERY
CORNELL STREET ENTRANCE

POLYGON NORTHWEST COMPANY 

Teuffel Nursery - Cornell Entrance

Projects Around Town - Teuffel



9600 SW Oak, Suite 230
Portland, OR 97223
P 503-452-8003 F 503-452-8043
www.alphacommunity.com

REVISIONS

NO.	DATE	DESCRIPTION

POLYGON NORTHWEST COMPANY

TEUFEL NURSERY

Proposed Layout
Exhibit



PROJECT NO.: 355-067
TYPE:
DATE:

Teuffel Property



PROGRESS QUARRY DEVELOPMENT PLAN



MYHRE GROUP
architects

Jenkins and Murray



MYHRE · GROUP
architects

Jenkins and Murray

Development Projects Around Town



EAST ELEVATION Street: Griffith Drive Shops: "B"

NOTE:
SEE SHEET A-200 FOR MATERIAL
CALL-OUTS & DIMENSIONS.



WEST ELEVATION Facing Parking Area Shops: "B"



NORTH ELEVATION Street: Beaverton - Hillsdale Highway Shops: "A"



SOUTH ELEVATION Facing Parking Area Shops: "A"



BAYSINGER PARTNERS ARCHITECTURE PC
1101 SE Grand Ave., Suite 100 Portland, OR 97215-3461-1002
Project Number: FW0440 Colored Elevations

01 First Western Development
THE SHOPS AT GRIFFITH PARK
05.20.05

Shops at Griffith Park

Development Projects Around Town



Cascade Plaza

